

From: George Hutchison
Sent: Sunday, September 04, 2016 3:24 PM
To: Lysynski, Heather <hlysynsk@London.ca>
Cc: Park, Tanya <tpark@london.ca>
Subject: Camden Terrace

The following letter, sent to Michael Davis two months ago, outlines my opposition to the demolition of Camden Terrace on Talbot Street. It also proposes a redraft of the developers' plans to include Camden Terrace in the site development, based on a Toronto model for the preservation of Victorian-era stores along Yonge Street south of Bloor Street. I would respectfully request to speak to this matter before the Planning and Environment Committee September 19.

June 5, 2016

Michael Davis, Planner

City of London

Planning Services

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Re: Zoning application, file Z-8617

I became an owner on the seventh floor of 500 Talbot Street two years ago; a significant reason being that my unit afforded me an unencumbered west and northwest view of the Thames River Valley and magnificent sunsets year-round.

Since then, developments across the street on either side of Dufferin Avenue promise to erect a wall across my sightlines, cutting the enjoyment of my property due to both construction noise and obstruction, while significantly reducing the marketability of my condominium unit.

I suspect my neighbours and I cannot expect to receive compensation from these developers, or the city, for the negative impacts of their profit-making ventures. But I feel

more than justified in demanding that the streetscape be protected from undue architectural liberties that could turn downtown Talbot Street into a concrete canyon.

Draft plans and artists' renditions do not lend any such assurance.

I refer specifically the Victorian townhouses that occupy major space on the west side of Talbot between Dufferin and Fullarton Street, a yellow-brick reminder of London's past and a pleasing appearance to those of us living across the way. They contribute to the liveability and walkability of our neighbourhood.

To that end, I would urge that city staff and council ensure that those buildings be restored and included, in whole, in the development plans - preferably converted to commercial use in the form of shops, restaurants, pubs and/or upper-level offices. Such an inclusion in the proposal would contribute to rather than deter public access, while enhancing the development's facade. It would certainly make this scheme more tolerable to those of us who will be living with the consequences for years to come.

For reference, I would encourage planners and council to study the magnificent condo development of Five St. Joseph, nearing completion in Toronto. (Photo attached – See web site Five St. Joseph)

Forward-thinking developers there made a public commitment to the preservation of historic store-fronts along Yonge Street. In doing so, they not only saved the historic buildings from demolition or alteration, they guaranteed continued commercial use, improved the façade and contributed to redevelopment along the length of the city's longest, iconic main street. There is positioning similar to the Talbot Street proposal.

This is planning at its best, and a model, I would respectfully submit, that should be followed in this and future developments in the Forest City.

Sincerely

George Hutchison

